Statement of Information
Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or locality and postcode

14 Church Street, Maldon Vic 3463

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price | $995,000

Median sale price

| Median price | $750,000 | Property Type | House | Suburb | Maldon |

| Period - From | 27/02/2024 | to | 26/02/2025 | Source | Property Data |

Comparable property sales (*Delete A or B below as applicable)

A*   These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 38 Templeton St MALDON 3463	$875,000	21/10/2024
2 43 Church St MALDON 3463	$870,000	15/03/2024
3 10 Church St MALDON 3463	$850,000	14/03/2024

OR

B*   ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: | 27/02/2025 15:50

CONSUMER AFFAIRS VICTORIA

14 Church Street, Maldon Vic 3463

cantwell

🛏 3   🛁 2   🚗 2

Property Type: House
Land Size: 1034 sqm approx

Agent Comments

Indicative Selling Price
$995,000
Median House Price
27/02/2024 - 26/02/2025: $750,000

Comparable Properties

38 Templeton St MALDON 3463 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $875,000
Method: Private Sale
Date: 21/10/2024
Property Type: House
Land Size: 1285 sqm approx

Agent Comments

43 Church St MALDON 3463 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $870,000
Method: Private Sale
Date: 15/03/2024
Property Type: House
Land Size: 687 sqm approx

Agent Comments

10 Church St MALDON 3463 (REI/VG)

🛏 3   🛁 2   🚗 4

Price: $850,000
Method: Private Sale
Date: 14/03/2024
Property Type: House
Land Size: 1011 sqm approx

Agent Comments

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172